

AW Engineering

Box 139, Victor, Idaho

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TETON COUNTY
PLANNING & ZONING

DEC 02 2011

RECEIVED

Att: Teton County Planning and Zoning Department
Kurt Moore, Driggs Idaho

November 29, 2011

Reference LDS Church Building Site
Victor Area, Victor Idaho

The following are responses to your letter to Tom Muir on Oct 17, 2011. They are numbered according to your letter numbers.

A permit to complete work within Teton County right-of-way will be submitted at the time the construction plans are completed. It will be submitted as a package for all the work required for this project. This would include County road work, approaches to parking area, sewer line installation, and new water lines in the county roadway.

GENERAL ITEMS TO ADDRESS

1. Approach type marked incorrectly: This was completed by A-W Engineering, correcting the application at the County P&Z office.
2. Culvert sizing for parking access in County borrow Pit: Culvert to be installed is 18" cmp.
See Report included for Culvert Analysis.
3. Mail box to be installed: Marked as no on the application by A-W Engineering.
4. Approaches should be spaced at 330 feet apart: This was corrected and the plan redrawn by NPW.
See included Site Plan Sheet by NBW Architects
5. Project Traffic Study: See Traffic Study included from A-W Engineering.

CONDITIONAL USE PERMIT

1. Full set of stamped construction drawings: These will be provided after the conditional use permit is completed and the land is purchased by the LDS Church.
2. Schematic layout of sewer and water Lines from City of Victor System: See included Sketch drawing for proposed City Victor lines and connections.
3. Parking Space calculations: This is to be provided by NBW Architects.
The Church building parking spaces are more than twice the requirement of the Teton County Ordinance.
4. Pathway connection to Rails for Trails: See A-W Engineering's statement and investigation for pathway connection to Rails for Trails, which is included.
5. Storm Water Study and report for runoff:
Percolation test hole was dug in November, 2011 by A-W Engineering at the site of the proposed Storm Water Pond at a 3 foot depth that tested at 1" per 3minutes of percolation.
Soils were 2.0 feet of silt loamy gravel topsoil, loamy gravel at + 2 ft.
See A-W Engineering Storm Water Report included in the appendix.

SITE PLAN NOTES

- | | |
|-----------------------------|--------|
| 1. Legend on Site Plan | NBW |
| 2. Snow Storage Location | NBW |
| 3. Identify Curb and Gutter | NBW |
| 4. Show Surface types | NBW |
| 5. Show proposed Utilities | AW Eng |
| 6. Signage proposed. | None |

Arnold Woolstenhulme



AW Engineering
Box 139, Victor, Idaho
208-787-2952 office,

Statement on Pathway

The evaluation of a pathway from the proposed LDS Church to the Rails to Trails pathway does not justify nor sustain a pathway at this time for the following reasons:

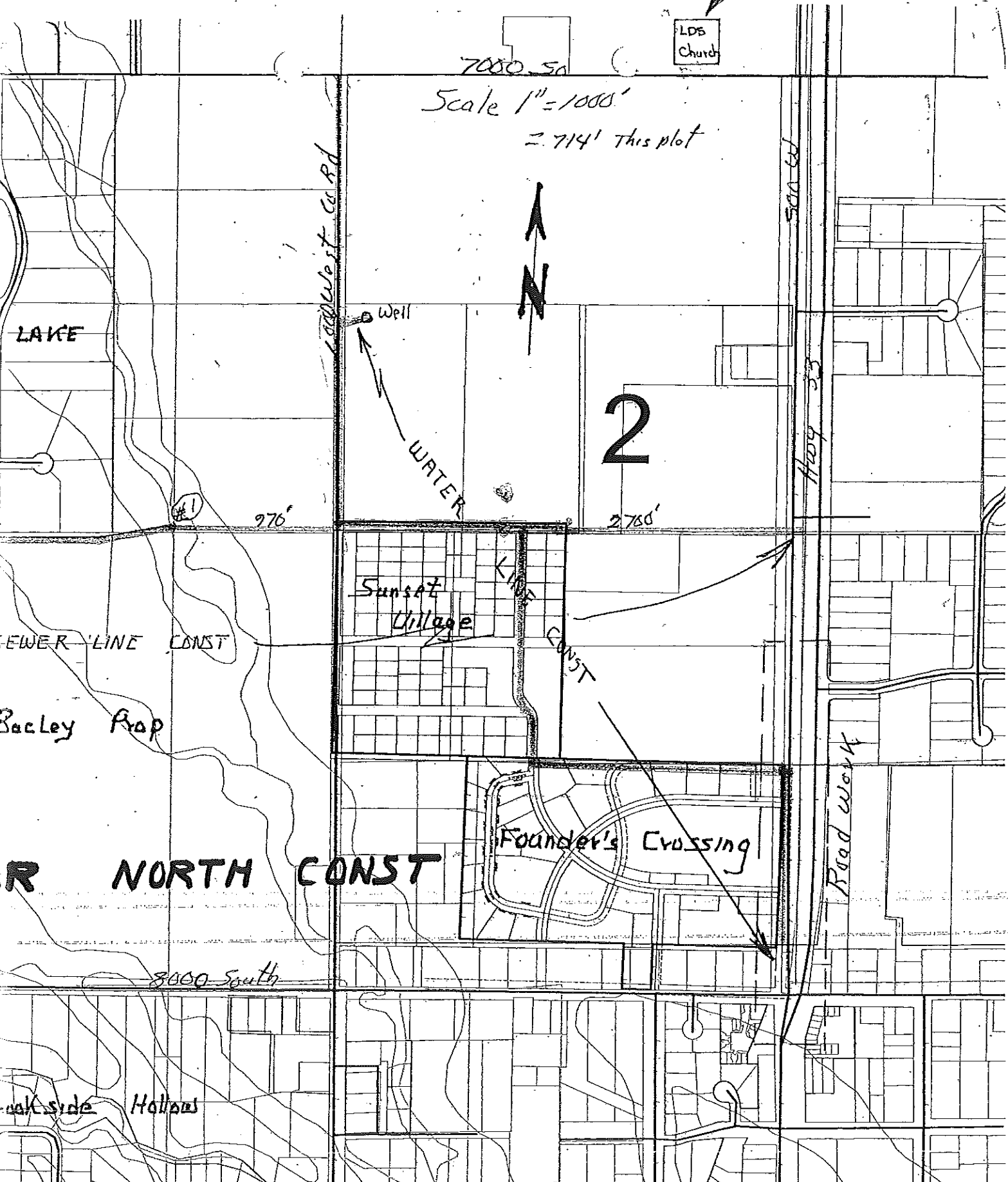
- 1- There is only one residence within ½ mile of this pathway system at this time.
- 2- There are no active or proposed subdivisions within 1.5 miles East or South of this path way system.
- 3- Placing a pathway adjacent to the improved county road is dangerous.
- 4- The present proposed land purchase by the LDS Church does not include land on which a pathway could be built across from the North side of the project.
- 5- Because of the nature of LDS Church meetings, which almost always include small children, walking any distance is not an option for most families.
- 6- We live in a non densely populated agricultural community where most LDS members either do not or cannot walk to church meetings.

For the above reasons A-W Engineering does not feel that a pathway would be justified and or sufficiently utilized to support constructing any significant pathway system to the proposed Church site from the Rails to Trails pathway system.

A 5 foot wide widening the roadway improvement along the north side of 7000 South would be a possibility. There are safety issues any time you place a path way along a road way without at least 10 feet of separation.

Arnold Woolstenhulme





7000 South
Scale 1"=1000'
= 714' this plot

LDS Church



2

Sunset Village

FOUNDER'S CROSSING

LAKE

SEWER LINE CONST

Backley Prop

R NORTH CONST

8000 South

West side Hollow

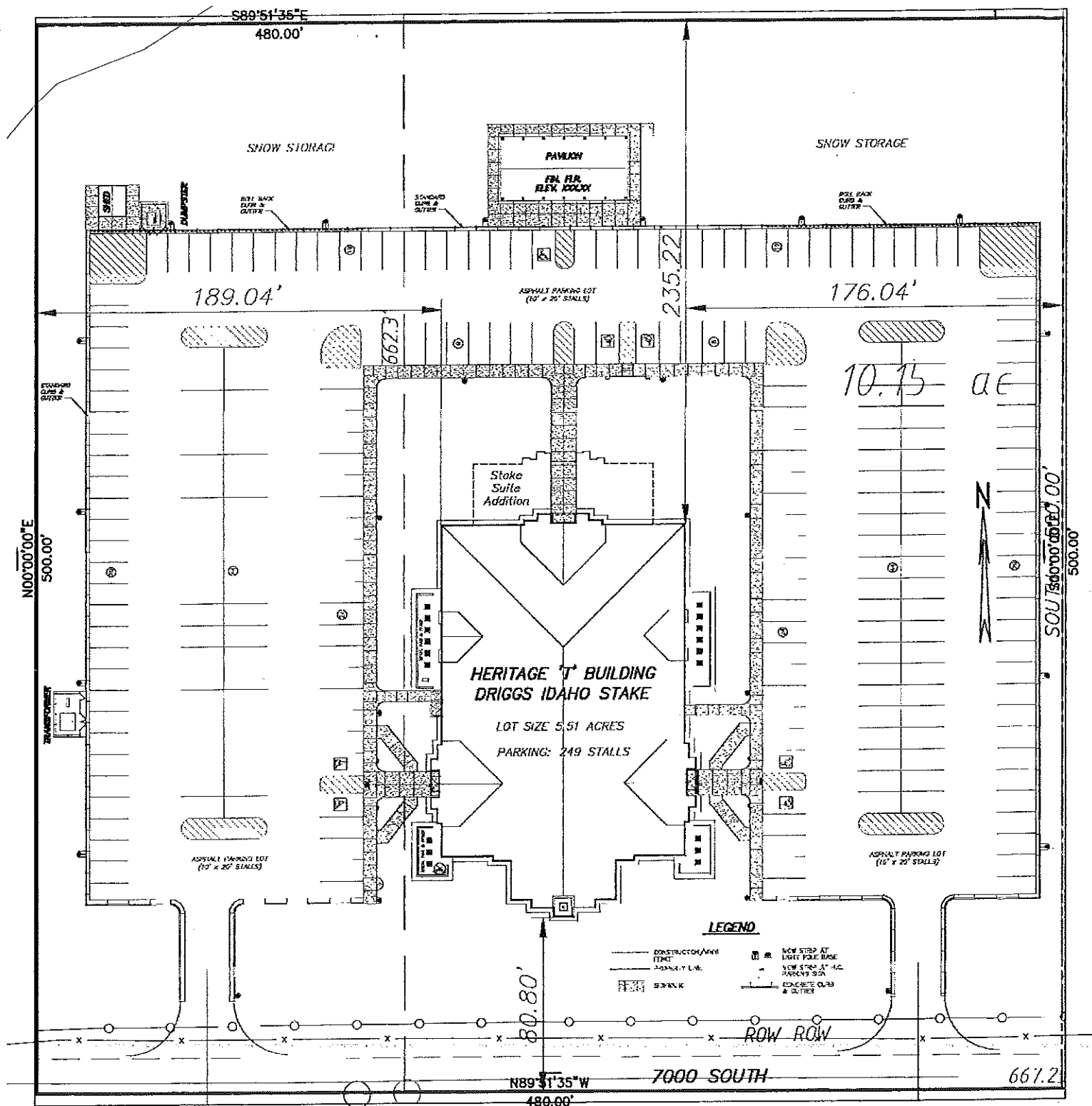
WATER

100 West C&D

500 West

Highway 33

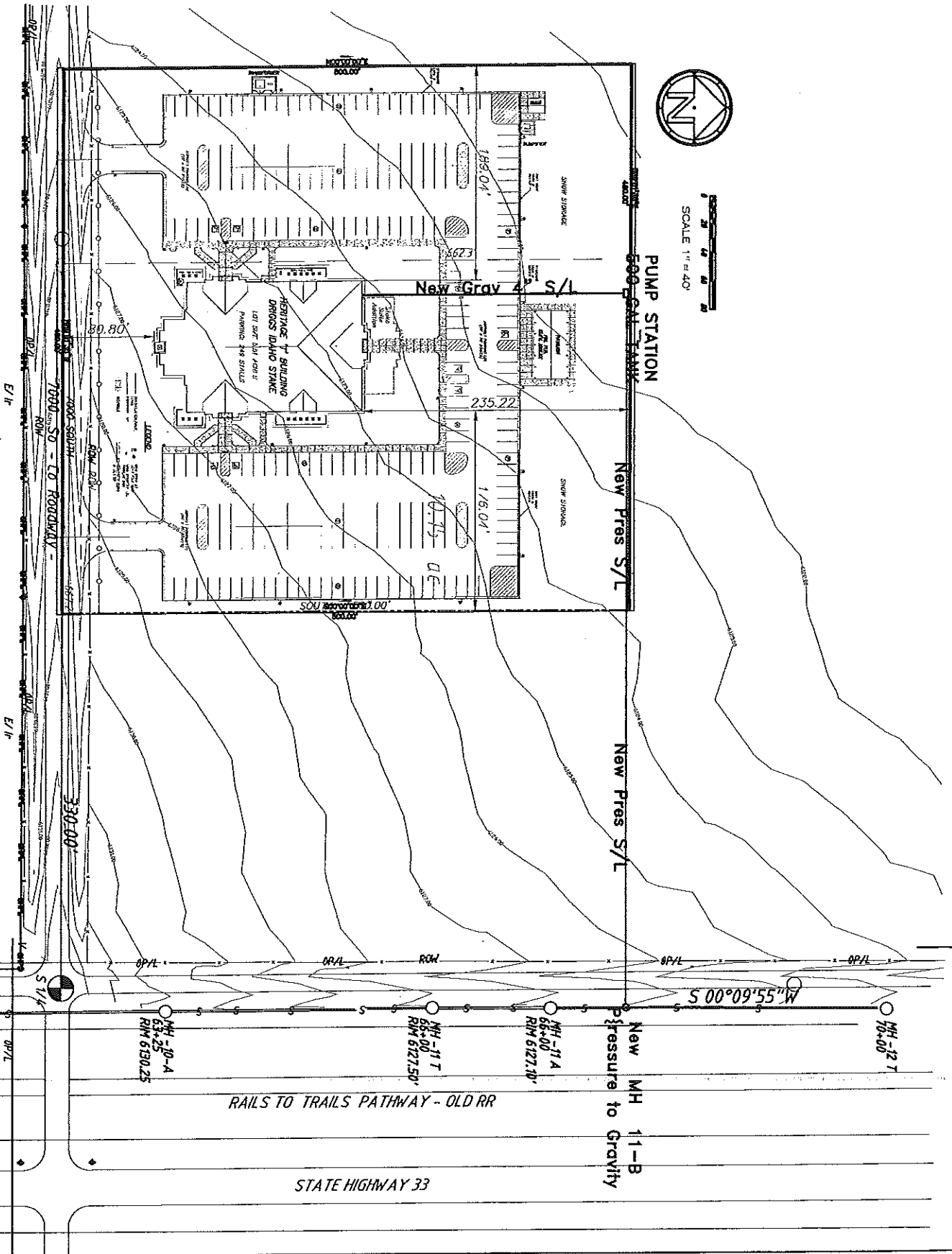
Road work



HERITAGE T STAKE LDS CHURCH BUILDING SITE
7000 South Victor Area, Teton Co. Id



SCALE 1" = 40'



SEWER PLAN - TOPO
HERITAGE T STAKE

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200817 / 120114107.PDW



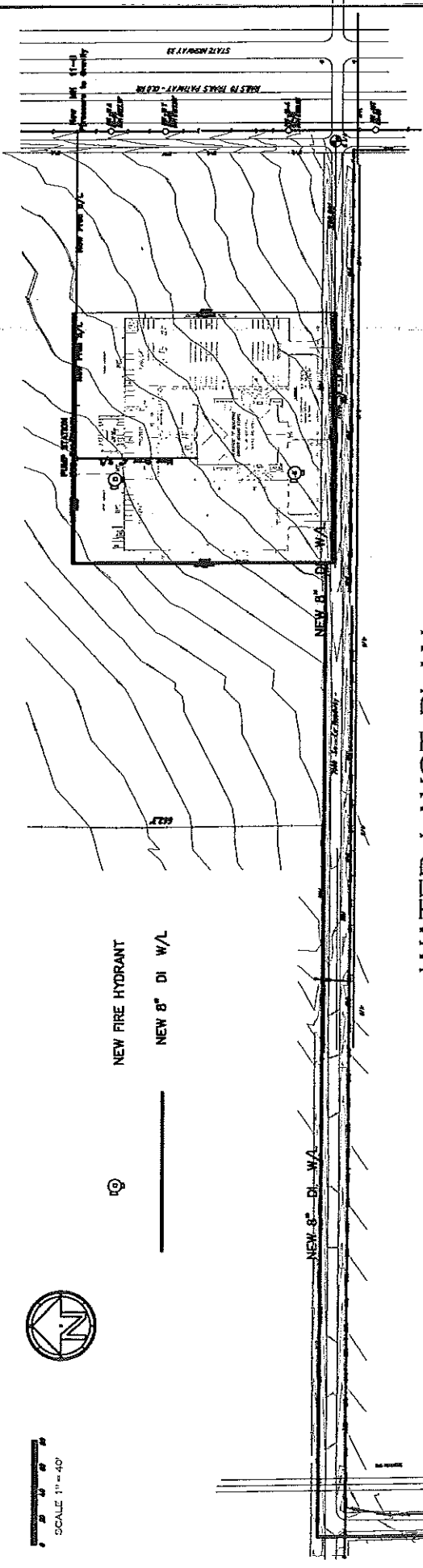
SCALE 1" = 40'



NEW FIRE HYDRANT



NEW 8" DI W/L



WATER LAYOUT PLAN
HERITAGE T STAKE LDS CHURCH
VICTOR AREA , TETON COUNTY, IDAHO

EXISTING WELL
City of Victor

TOPOGRAPHICAL SURVEY HERITAGE T STAKE	
PART OF THE SEVENS/4 SECTION 35, TWP. 4N, R1E, 15E, B.M. TETON COUNTY, IDAHO	
L&S SURVEYING, LTD. 200 N. ADAMS STREET DANIELS, IDAHO 83413 PHONE: 208-338-4444 FAX: 208-338-4445 WWW.LANDSURVEYING.COM	

